



**Zoning Board of Appeals Agenda
Tuesday November 20, 2012
6:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
815-987-5585**

Approve Minutes of October 16, 2012

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

- 033-12** **2602 Kilburn Avenue**
Applicant Bryan McWilliams / Arty. Chester Chostner, Jr.
Ward 7 **Special Use Permit** for a paving business in a C-2, Limited Commercial Zoning District
 Laid Over from September and October meetings
- 038-12** **419 and 499 North Madison Street**
Applicant Dave Honkamp & Steve Hoepfner
Ward 3 **Special Use Permit** for approximately 10,000 square feet expansion of the existing
 8,500 square feet building pursuant to Section 80-007-C as a legally non-conforming use,
 pursuant to the site plan and rendering submitted in a C-4 Urban Mixed Use District
- 039-12** **39XX North Bell School Road** (3933 North Bell School Road & 7505 East Riverside
Applicant Landmark Riverside, LLC.
Ward 4 **Special Use Permit** for a shared pylon with off-premise business sign at the northwest
 corner of lot (future Lot 20 of Plat 6 of Riverside Market Place.
 Variation to increase the maximum allowable height for a free-standing sign from eight
 (8) feet to seventeen (17) feet
 Variation to increase the maximum allowable square footage for a free-standing sign
 from sixty-four (64) feet to seventy-five (75) feet per side (3 sides) in a C-3, General
 Commercial Zoning District
- 040-12** **This Item was WITHDRAWN by the Applicant**
- 041-12** **Zoning Text Amendments to the Zoning Ordinance of the City of Rockford as follows:**

Article 21 Commercial Districts

21-002 Allowed Uses:

Table 21-1 Use Classification Table: Add Second Hand Store, Tobacco Shop, Title Loan Business, Anticipated Government Payment Business, Currency Exchange Business "S", in C-2 and C-3; "-" in C-1. Second Hand Store, "P" in C-2 and C-3; "-" in C-1"



Article 22 C-4, Urban Mixed-Use District

22-002 Allowed Uses

Table 22-1 Use Classification Table: Add Second Hand Store, Tobacco Shop, Title Loan Business, Anticipated Government Payment Business, Currency Exchange Business "S", in Urban Streets and Pedestrian Streets. Second Hand Store, "P" in Urban Streets and Pedestrian Streets

Article 23 Industrial Districts

23-002 Allowed Uses

Table 23-1 Use Classification Table: Add Second Hand Store, Tobacco Shop, Title Loan Business, Anticipated Government Payment Business, Currency Exchange Business "-", in I-1, I-2 and I-3.

Article 90 Use Groups and Categories

90-003 Commercial Use Group

90-003-O. FINANCIAL SERVICES - Financial or securities brokerage services, including but not limited to typical uses include banks, savings and loans, credit unions and consumer investment businesses, such as brokerage firms.

90-003-P. FLEA MARKET - A site or building (either indoors or outdoors) where vendors display, buy, sell, or exchange of new or used goods, wares, merchandise or other property including, but not be limited to, the purchase and sale of previously owned furniture, household goods and personal items, metals, gems and antiques at individual stalls or spaces where such stalls are provided on a short-term basis.

90-003-Y. PAYDAY LOAN STORE - An establishment, which engages in the business of offering loans, based on future payments paychecks. A "payday loan" is a loan transaction where, by agreement of the parties, a posted dated check or other financial instrument is accepted as collateral for the a loan. As a portion of their business, a banks, savings and loans, credit unions and/or consumer investment businesses may be engaged in the aforementioned practice, but are hereby expressly excluded from this definition.

Article 91 General Terms

Add definition of drop box in Article 91, General Terms as follows:

Anticipated Government Payment Loan Business – an establishment or business that engages in the business of offering loans with its' principal collateral being anticipated government payments including but not limited to income tax refunds, entitlement program checks and other like payments.

Currency Exchange Business - an establishment or business, which as one of its principal business purposes, engages in the business of check cashing, exchanging currency or wiring currency. As a portion of their business, a banks, savings and loans, credit unions and/or consumer investment businesses may be engaged in the aforementioned practice, but are hereby expressly excluded from this definition.



Second Hand Store – an establishment or business engaged in the business of purchasing any type of secondhand or used goods, wares, merchandise or other personal tangible chattel including, but not limited to, the purchase of previously owned furniture, household goods and personal items, metals, gems and antiques. This shall not apply to those isolated transactions commonly known as "garage sales" or any establishment engaged in the business of purchasing pre-owned vehicles.

Title Loan Business - An establishment or business that engages in the offering of any loan with its' principal collateral being a pre-owned or used vehicle title. As a portion of their business, a banks, savings and loan, credit union and/or consumer investment businesses may be engaged in the aforementioned practice, but are hereby expressly excluded from this definition.

ZBA 042-12

Applicant

Ward 3

502, 505, 515 Seminary & 326, 360 College Avenue

Bridge Rockford / Rockford Housing Authority

Modification of Special Use Permit for a Planned Unit Development for redevelopment in an R-4, Multifamily Residential District and C-2, Limited Commercial District to amend the conditions of approval to allow market rate housing and amend the timing of future Madison Street right of way dedication.